



9 Red Dragon Llay Road

Cefn-Y-Bedd, Wrexham, LL12 9UE

Chain Free £80,000



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Living Room

9'8" x 19'6" (2.96m x 5.95m)

Featuring wood-effect laminate flooring, electric fireplace with wood-effect surround, and UPVC double-glazed windows to the front and side elevations allowing ample natural light. Two double panelled radiators, storage cupboard housing the boiler, television and telephone points, and ceiling light points.

Hallway

6'7" x 3'0" (2.02m x 0.93m)

Wood-effect laminate flooring, ceiling light point, loft access, storage cupboard, and doors leading off to all rooms.

Kitchen

9'4" x 9'5" (2.87m x 2.89m)

Fitted with a range of wall and base units with complementary work surfaces over. Stainless steel sink unit, space for washing machine and fridge/freezer. Integrated 'Creda' gas oven with four-ring 'Creda' gas hob and 'Moffat' extractor fan above. Partially tiled walls, wood-effect laminate flooring, ceiling light point, UPVC double-glazed window to the side elevation, and UPVC door providing access outside.

Bedroom One

9'6" x 9'5" (2.92m x 2.89m)

Wood-effect laminate flooring, built-in wardrobes, drawers, and overhead wall units providing ample storage. Double panelled radiator, telephone point, ceiling light point, and UPVC double-glazed window overlooking the rear elevation.

Bedroom Two

7'7" x 9'5" (2.33m x 2.88m)

Wood-effect laminate flooring, built-in base drawers and wardrobe, double panelled radiator, ceiling light point, and UPVC double-glazed window to the side elevation.

Bathroom

5'6" x 6'6",0'0" (1.69m x 2,00m)

Fitted with a shower cubicle, low flush W.C, and hand wash basin with separate hot and cold taps. Partially tiled walls, vinyl flooring, double panelled radiator, storage cupboard, ceiling light point, and frosted UPVC double-glazed window to the side elevation.

Externally

The property offers off-road parking for two vehicles to the side elevation. To the front, steps lead to a UPVC entrance door, with further steps to a secondary side entrance. The garden area is easy to maintain, with a useful storage shed located to the side elevation.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Additional Information

The park home is only available for ages 55 years and upwards. The park home is not mortgageable and would need to be a cash purchase.

The service charges are £125.51 per month which also covers the ground rent and sewage charges.

Pets are one per property such as a cat or dog. No livestock or poultry are allowed on the site

Tel: 01978 353000

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate,

are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



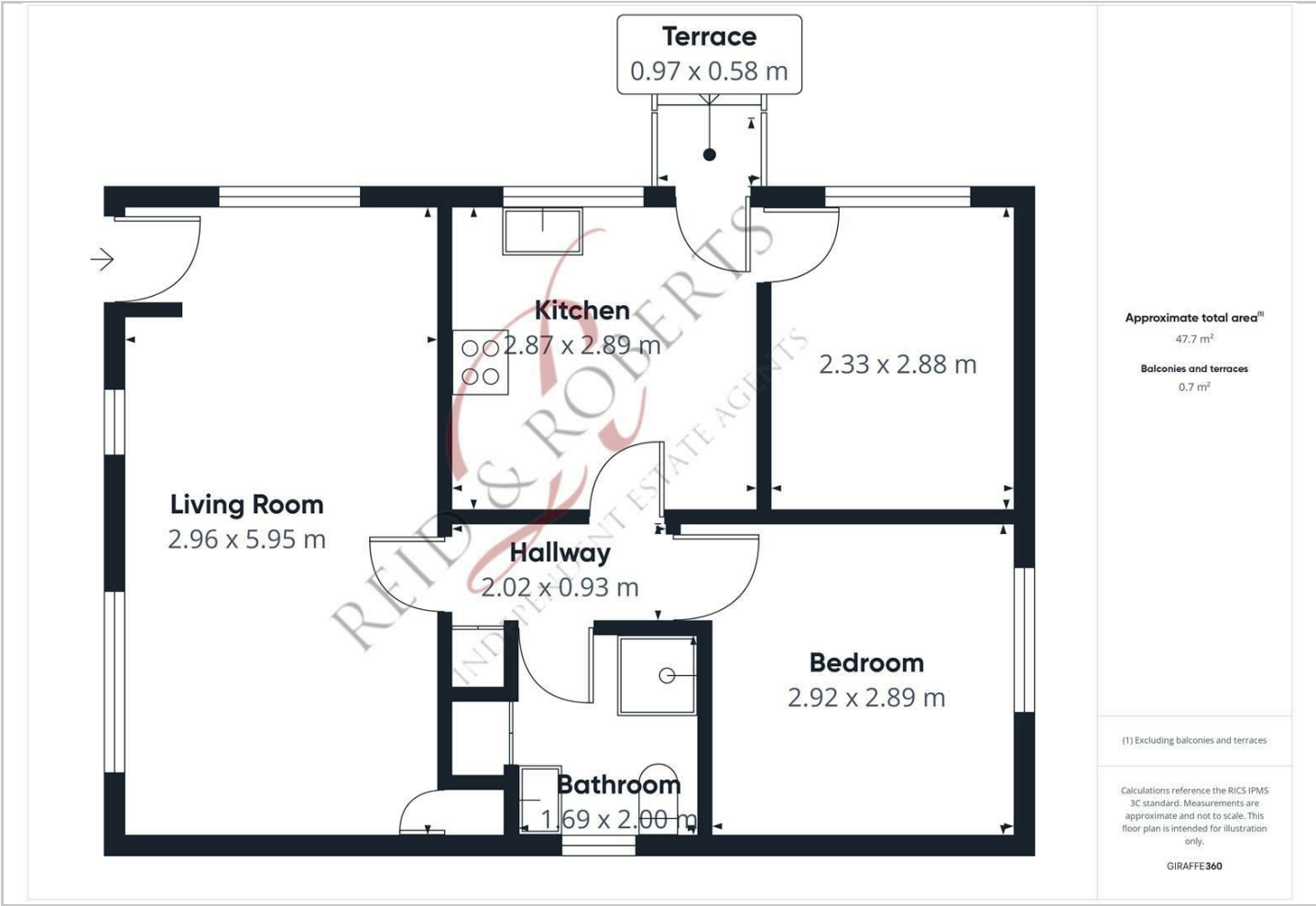
Hybrid Map



Terrain Map



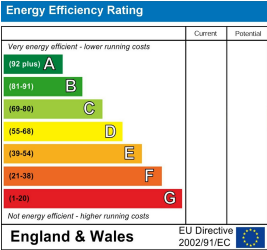
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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